GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Capital Region Development Authority – cancellation of clause of within 500 meters from the Village settlement for approval of layouts in Andhra Pradesh Capital Region Development Authority (APCRDA) area – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.Ms.No. 113 **Date:28.08.2023**

Read the following:

1. G.O.Ms.No.44, MA&UD Dept., Dt:21.01.2009.
2. G.O.Ms.No.282, MA&UD Dept., Dt:21.07.2017.
3. Representation of National Real Estate Development Council, dt:19.06.2023.
4. From the Commissioner, APCRDA, LR.No.MAU61-PLG0OTH/29/2021-PLG, dt.27.07.2023.

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ORDER:

Government vide G.O.1st read above, while approving the special regulations under Zoning Regulations in VGTMUDA issued orders that "the residential development shall be allowed in agriculture zone, if the said land is located within a distance of 500 meters of the existing settlement/Village and shall not be allowed in isolated parcels".

2. Subsequently, after formation of APCRDA in 2015, a decision was taken to consider the layout approvals only in the areas falling within 500 meters from the existing settlement/habitation and shall apply to entire limits of APCRDA and the same was mentioned in the G.O. 2nd read above.

3. In this regard, from time-to-time various Real Estate Associations are requesting to permit the layout development in areas beyond 500 meters from the existing settlement/habitation/Village also.

4. Further, the Commissioner, APCRDA in his letter 4th read above has also informed that due to non-issuance of layout approvals/development permissions, there is a loss of revenue, which impacts the economic activity and restricting the development in CRDA region and requested for cancellation of the said regulation.

5. Further, the above regulation (or) clause, restricting the development beyond 500 meters from the existing settlement, is applied only in APCRDA area and no-where in the State, the same is being applied.

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6. Government, after careful examination in the matter and as per the proposal of the Commissioner, APCRDA, hereby issue the following orders:-

1) Withdrawing the earlier decision of allowing residential development in agriculture zone, if the said land is located within a distance of 500 meters of the existing settlement/Village only and shall not be allowed in isolated parcels as per G.O.Ms.No.44, dt:21.01.2009.

2) Withdrawing the decision taken in the year 2015, to consider the layout approvals only in the areas falling within 500 meters from the existing settlement/habitation and shall apply to entire limits of APCRDA, as mentioned at Para-2 of G.O.Ms.No.282, MA & UD Department, dt:21.07.2017.

3) Permitting the Commissioner, APCRDA for issuing development permissions of all categories beyond 500 meters from the existing settlement/habitation/village also, in the entire limits of APCRDA.

7. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada shall take necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner,
Andhra Pradesh Capital Region Development Authority,
Vijayawada.

Copy to:
The P.S.to Spl.C.S.to Hon'ble C.M.
The P.S.to Hon'ble Minister, MA&UD
The P.S.to Spl. Chief Secretary to Government, MA&UD

//FORWARDED : : BY ORDER//

SECTION OFFICER